

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

309/48 ROSE STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

304/21 ROSE STREET FITZROY VIC 3065	\$920,000	03-Dec-24
503/160 ARGYLE STREET FITZROY VIC 3065	\$855,000	23-Nov-24
107/68 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$830,000	24-Jan-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 April 2025



304/21 ROSE STREET FITZROY VIC 3065

Sold Price

\$920,000 Sold Date **03-Dec-24**

2 2 1

Distance **0.1km**



503/160 ARGYLE STREET FITZROY VIC 3065

Sold Price

\$855,000 Sold Date **23-Nov-24**

2 2 1

Distance **0.43km**



107/68 CAMBRIDGE STREET COLLINGWOOD VIC 3066

Sold Price

\$830,000 Sold Date **24-Jan-25**

2 2 1

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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